

093.0

0007

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

711,500 / 711,500

USE VALUE:

711,500 / 711,500

ASSESSED:

711,500 / 711,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
91		RONALD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: THACKREY MICHAEL P &	
Owner 2: MATATHIA SARAH A	
Owner 3:	
Street 1: 91 RONALD ROAD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: MANANDHAR MONICA -
Owner 2: KARMACHARYA RAKESH -
Street 1: 91 RONALD ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 5,734 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1918, having primarily Clapboard Exterior and 1316 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
1/30/2020 183 Redo Bas 20,000 C
10/26/2017 1421 Porch 20,000 C
6/4/2014 604 Alterati 1,500

ACTIVITY INFORMATION
Date Result By Name
8/20/2018 MEAS&NOTICE BS Barbara S
6/24/2014 External Ins PC PHIL C
12/23/2008 Meas/Inspect 336 PATRIOT
12/20/2006 MLS MM Mary M
1/28/2000 Measured 263 PATRIOT
12/1/1981 MM Mary M

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes
Code Fact Units Price/Units Type Type Factor Value Price Adj Neigh Infl Mod Infl 1 % Infl 2 % Infl 3 % Value Class % Land Code
101 One Family 5734 Sq. Ft. Site 0 70. 1.03 5

Sign: VERIFICATION OF VISIT NOT DATA
____/____/____

Total AC/HA: 0.13163	Total SF/SM: 5734	Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total: 414,413	Spl Credit	Total: 414,400
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 1	Rating: Good												
Sty Ht: 2	- 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2	- Conc. Block			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good												
Prime Wall: 2	- Clapboard			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C	- Average			CONDOS INFORMATION				Lvl 2									
Year Blt: 1918	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct:	Fact: .			Floor:				Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1					
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10.	%											
Prim Int Wall: 2	- Plaster			Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition: T	- Typical			Special:		%											
Prim Floors: 3	- Hardwood			Override:		%											
Sec Floors:		%		Total:	10.8	%											
Bsmnt Flr: 12	- Concrete			CALC SUMMARY													
Subfloor:				Basic \$ / SQ:	125.00												
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3	- Typical			Const Adj.: 0.98000199													
Insulation: 2	- Typical			Adj \$ / SQ: 165.375													
Int vs Ext: S				Other Features: 75963													
Heat Fuel: 1	- Oil			Grade Factor: 1.00													
Heat Type: 5	- Steam			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 333088													
% Com Wall	% Sprinkled:			Depreciation: 35973													
				Depreciated Total: 297114													
MOBILE HOME				Make:			Model:			Serial #:		Year:		Color:			
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 093-0-007-0008.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	